

**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- - - Water
- - - Trees
- - - Private Road
- Structures
- Parcels

CUP-7-13

Universal Environmental
Services, L.L.C.

petroleum storage

Zoned M-3

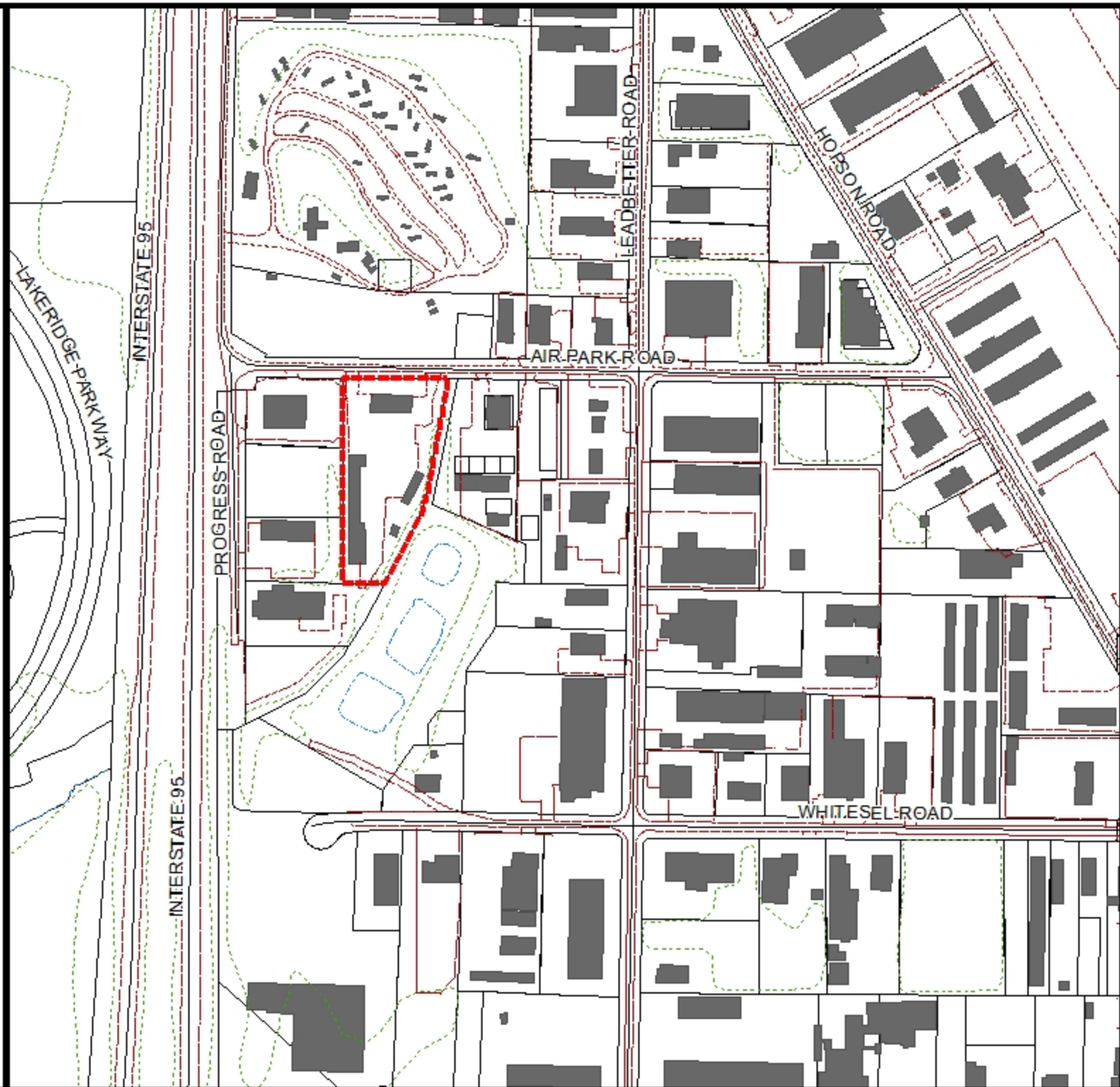
GPIN: 7733-73-3048

Ashland Magisterial District



1 inch = 400 feet

October 07, 2013



Hanover County, Virginia

Zoning Map

Legend

— Roads	R-4
- - - Water	R-5
- - - Private Road	R-6
□ Parcels	RM
□ CUP	MX
□ A-1	B-1
□ AR-1	B-2
□ AR-2	B-3
□ AR-6	O-S
□ RC	B-O
□ RS	M-1
□ R-1	M-2
□ R-2	M-3
□ R-3	

CUP-7-13

Universal Environmental
Services, L.L.C.

petroleum storage

Zoned M-3

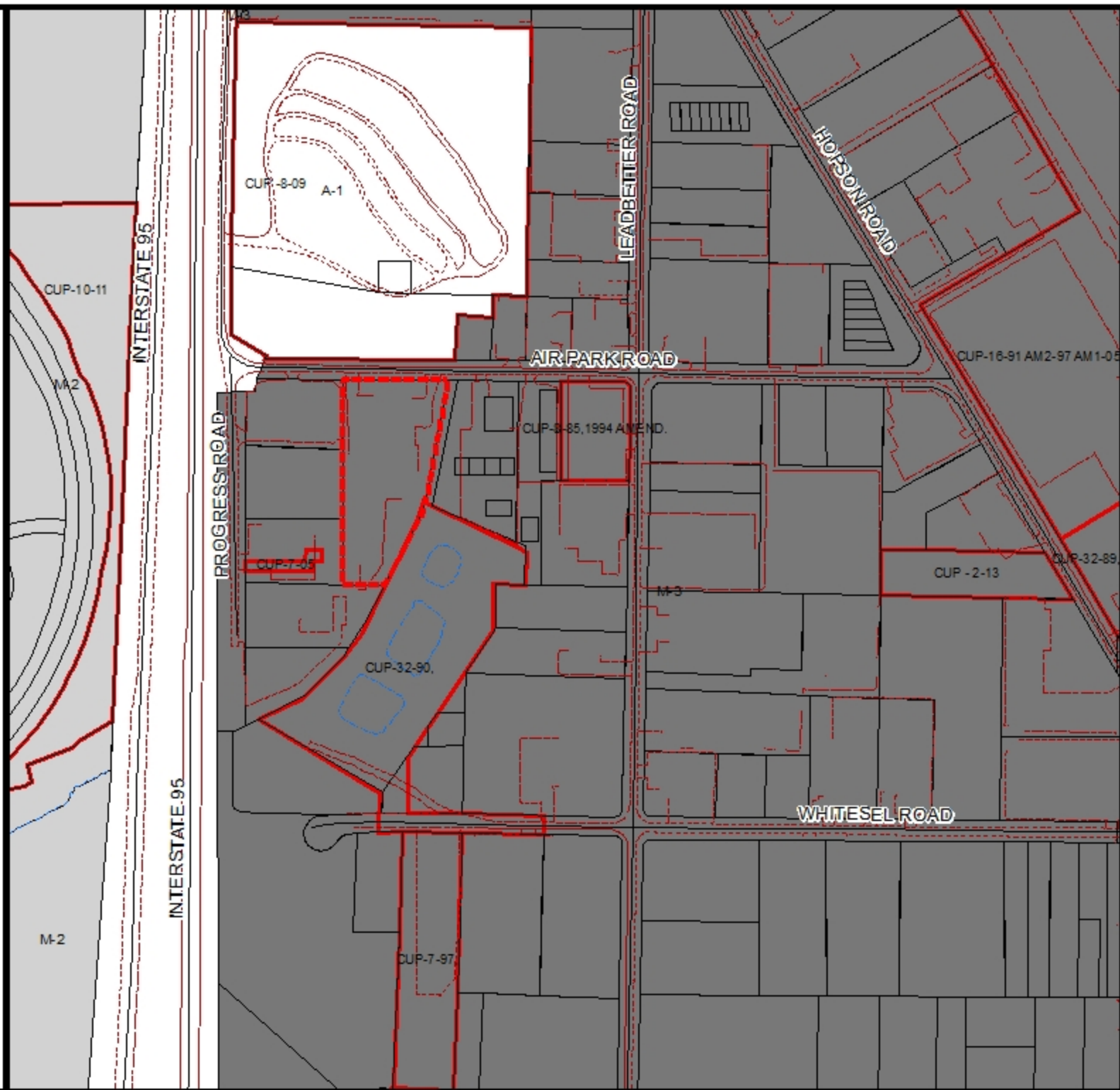
OPIN: 7788-73-8048

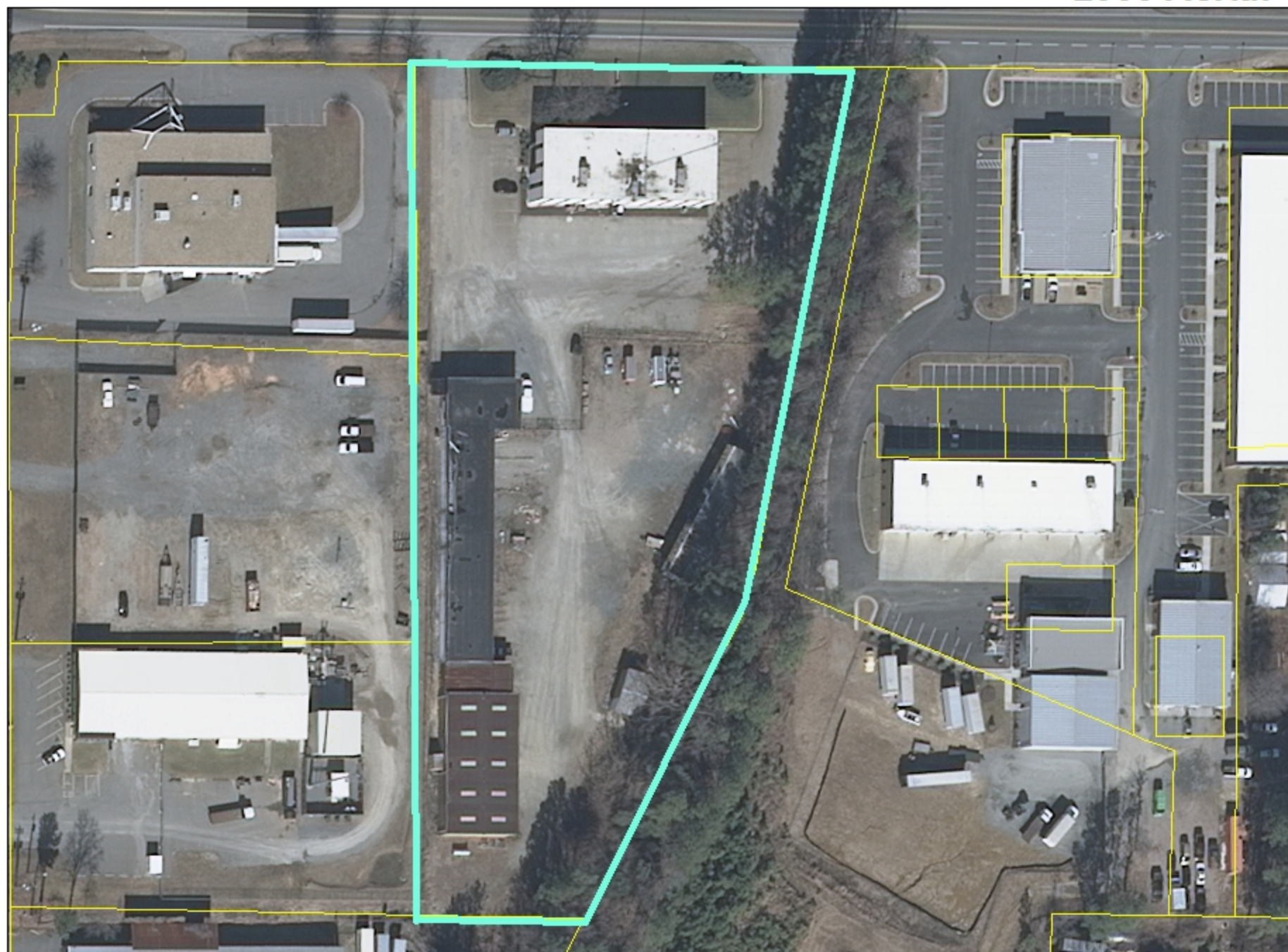
Ashland Magisterial District



1 inch = 400 feet

October 07, 2013



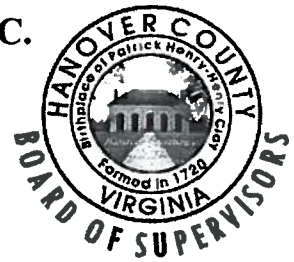


CUP-7-13, UNIVERSAL ENVIRONMENTAL SERVICES, L.L.C.

Conditional Use Permit Report

Ashland Magisterial District

Board Meeting Date: January 8, 2014



Overview

Request	To permit petroleum storage
Zoning	M-3, Heavy Industrial District
Acreage	3.324
CUP Acreage	3.324
Location	On the south line of Air Park Road (State Route 809) approximately 350 feet east of its intersection with Progress Road (State Route 1259)
GPIN	7788-73-8048
General Land Use Plan	Industrial
Major Thoroughfare Plan	Access is provided from Air Park Road, a local road shown on the Plan as a 50' ROW
Suburban Service Area	Inside
Conservation Area	Outside
Case Planner	Claudia Cheely

Executive Summary

The request is for petroleum storage tanks to be used in conjunction with a storage and transfer facility of recycled materials such as oil, anti-freeze and petroleum-water mixtures from generators. The property is within the Hanover Industrial Air Park, which is zoned M-3, Heavy Industrial District. The tanks would be centrally located on the property with security fencing. A Conditional Use Permit (CUP) is required for the addition of the proposed storage tanks.

Recommendations

Staff

APPROVAL subject to the conditions as outlined in the staff report.

Planning Commission

APPROVAL subject to the conditions as outlined in the staff report.

Planning Analysis

Comprehensive Plan

The property is located within the Hanover Industrial Air Park, which is an area shown for Industrial use on the General Land Use Plan map; the proposed use is consistent with this land use designation. It is surrounded by other properties with M-3 zoning, with the exception of a property to the north, which is used as a campground facility that is still zoned A-1, Agricultural District.

Sketch Plan

The sketch plan shows the existing site. The area for the petroleum storage tanks will be located towards the center of the site, behind six-foot fencing that is gated and locked. The business owns its own transfer tankers which will leave the facility in the morning, collect product for recycling in the Richmond area and return to the site at night to deposit the materials in the proposed storage tanks. Therefore, the site will be accessed and used by only the applicant's vehicles, using internal drive aisles. No other changes are proposed for the site.

Agency Analysis

Of the reviewing agencies, only the Fire/EMS Department expressed specific concerns that required attention prior to the site plan review process. They requested more information regarding the exact type of petroleum proposed for storage on the site and their access to the site in case of an emergency related to the storage tanks. The applicant provided a detailed response which is attached as a supplement to the application. It provides details related to the type of petroleum to be stored, and indicates that a lock box would be provided on-site that would be accessible to the Fire Department in the event of an emergency. The Fire Department responded that the supplemental information answered their questions regarding the type of petroleum and that they were satisfied with the plan for the proposed lock box.

In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Conditional Use Permit Application, Petroleum Storage: Sketch Plan (sheets) #1, 2 and 3, 11281 Airpark Road, Ashland, Virginia 23005," dated and received October 7, 2013, and prepared by Universal Environmental Services, LLC, and the elevations of tank specifications titled, "Highland Tank, 6,000 Gal 96" Dike Tank", and "Highland Tank, 20,000 GAL 120" Dike Tank" received October 7, 2013, and prepared by Highland Tank & Mfg. Co.

A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.

Staff's Recommended Conditions

1. All requirements of the Fire/EMS Department and Building Inspectors' Office shall be met.

2. The Owner shall provide the Fire/EMS Department with a key or key code for the lockbox at the facility gate for access to the petroleum storage tank area in case of emergency.
3. All development and use of the Property shall comply with all federal, State and local statutes, ordinances and regulations.

Planning Commission Recommendation

At their meeting of December 12, 2013, the Hanover County Planning Commission, on a motion by Ms. Winborne, seconded by Mr. Padgett, voted to recommend **APPROVAL** of the request to permit petroleum storage tanks on GPIN 7788-73-8048, consisting of approximately 3.324 acres, subject to the conditions as recommended by staff.

cdc/HTE

Attachments

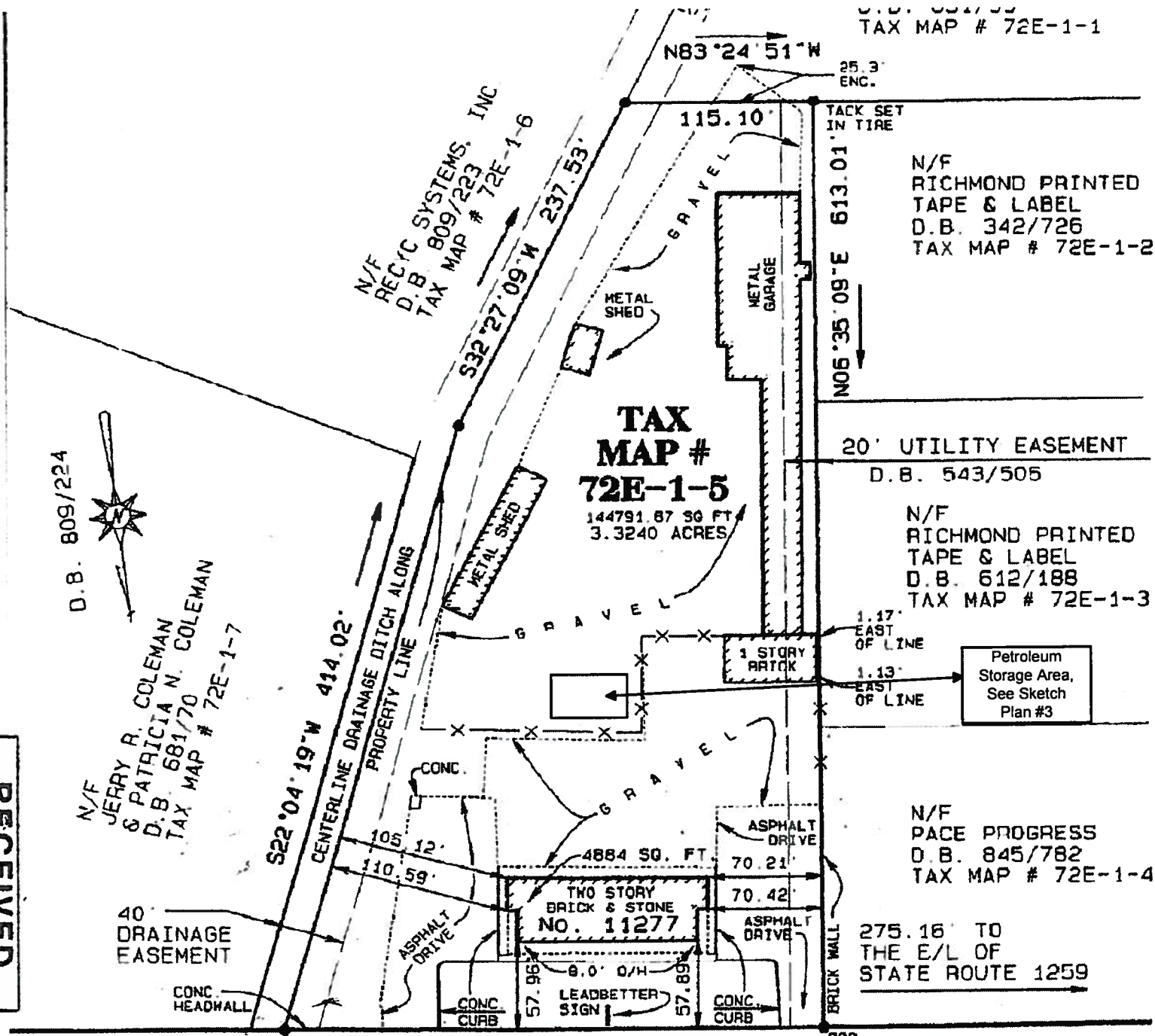
- ☒ Maps (land use, vicinity, zoning, aerial)
- ☐ Historical Commission Recommendation
- ☐ County Traffic Study – Exec. Summary
- ☒ Application Materials
- ☐ 527 Traffic Study – Exec. Summary
- ☐ Citizen Correspondence
- ☐ Photographs
- ☒ Sketch Plan

Available Upon Request

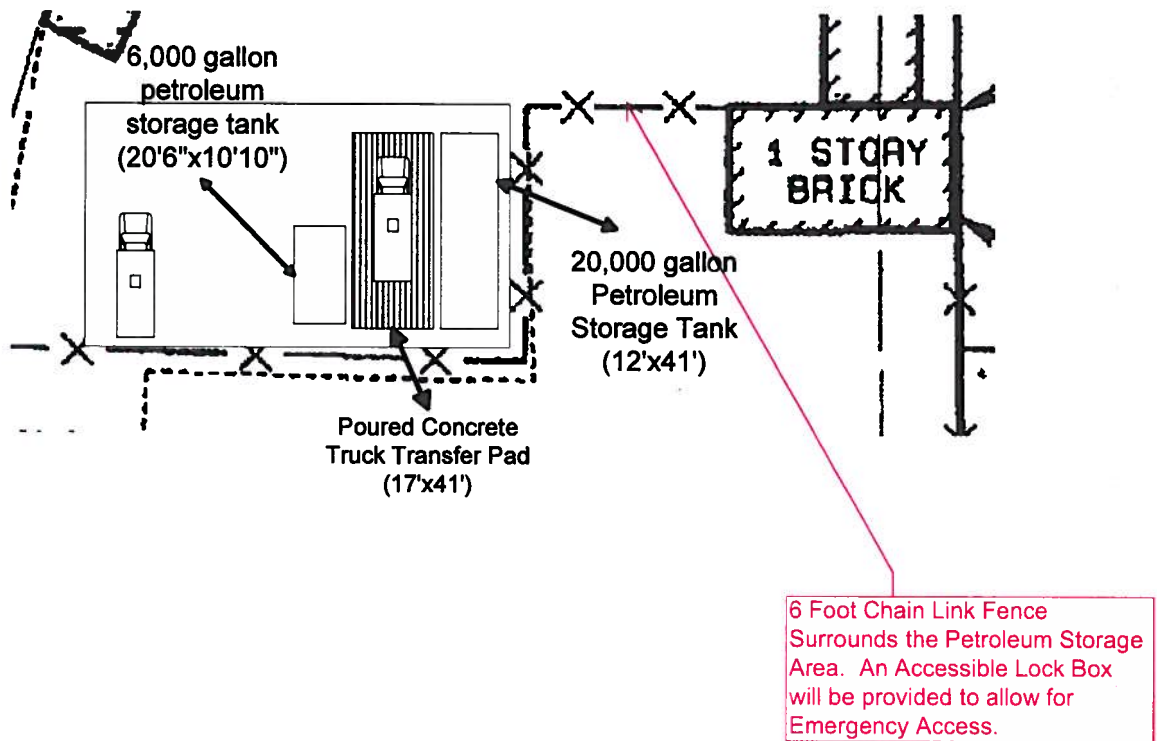
- ☒ Agency Review Comments
- ☐ County Traffic Study – Full Copy
- ☒ Application – Full Copy
- ☐ 527 Traffic Study – Full Copy

Universal Environmental Services, LLC
 Conditional Use Permit Application
 Petroleum Storage : Sketch Plan #1
 11281 Air Park Road Ashland, Virginia 23005

RECEIVED
 OCT 07 2013
 HANOVER COUNTY
 PLANNING OFFICE



Universal Environmental Services, LLC
Conditional Use Permit Application
Sketch Plan #3; Petroleum Storage Area
11281 Air Park Road Ashland, Virginia 23005



Sketch Plan #3 Prepared By: Universal Environmental Services, LLC
October 7, 2013
Scale: 1"= 30'